

WEST VALLEY CITY, UTAH

ORDINANCE NO. 08-39

Draft Date: 07/31/2008
Date Adopted: _____
Date Effective: _____

**AN ORDINANCE AMENDING VARIOUS SECTIONS OF TITLE
11 OF THE WEST VALLEY CITY MUNICIPAL CODE
REGARDING THE TEMPORARY SIGN ORDINANCE.**

WHEREAS, Title 11 of the West Valley City Municipal Code regulates the Sign Ordinances;
and

WHEREAS, with the implementation of the new Community Preservation Department, it became apparent that the Temporary Sign Ordinance needed some modifications to aid in the enforcement process; and

WHEREAS, staff recommends a text change that will reorganize, clean-up, and add regulations to the Sign Ordinance under Title 11 that will eliminate confusion as to the City's standards; and

WHEREAS, the City Council of West Valley City, Utah, hereby determines that it is in the best interest of the citizens of West Valley City to amend various sections of Title 11 of the West Valley Municipal Code;

NOW, THEREFORE, BE IT ORDAINED by the City Council of West Valley City, Utah, as follows:

11-1-104. DEFINITIONS.

(40) **Sign, Temporary** on or off-premise, as regulated by this Title, shall include any sign, banner, pennant, valance, feather, flag, streamer, balloon, window sign, inflatable or advertising display constructed of paper, vinyl or plastic, cloth, canvas, light fabric, cardboard, wall board or other light materials, with or without light frames, intended to be displayed out of doors for a short period of time.

11-2-108. SIGNS EXEMPT FROM THE PERMIT REQUIREMENTS OF THIS TITLE.

The following types of signs shall be exempt from the permit requirements of this Title:

- (5) Temporary ~~on or off-premise~~ signs; and

**CHAPTER 11-4
GENERAL SIGN REQUIREMENTS**

Sections:

- 11-4-101. Signs not to Constitute a Traffic Hazard.
 - 11-4-102. Projection of Signs.
 - 11-4-103. Height of Signs.
 - 11-4-104. Height Exception for Freeway-oriented Pole Signs.
 - 11-4-105. Minimum Clearance of Signs.
 - 11-4-106. Signs on Public Property.
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- 11-4-107. Repair of Building Facade.
 - 11-4-108. ~~Moving to New Location Repealed.~~
 - 11-4-109. Signs in Conjunction with Conditional Uses.
 - 11-4-110. Lights and Lighted Signs.
 - 11-4-111. Criteria for Bonus Sign Area.
 - 11-4-112. ~~Transition Zoning Repealed.~~
 - 11-4-113. Prohibited Signs.
 - 11-4-114. Maintenance of a Clear View at an Intersection.
 - 11-4-115. Signs on Utility Poles, Street Trees and Street Name Poles.
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11-4-102. PROJECTION OF SIGNS.

Signs shall be allowed to project from buildings or structures in conformance with the following provision:

Wall Signs attached to the face of a nonconforming building, located on or near the property line, with no copy visible from the sides may be allowed to extend two feet into the public right-of-way where no vehicular interference is anticipated. ~~Nonconforming buildings closer than 10' to the public right-of-way shall only be allowed to have wall signs.~~

11-4-106. SIGNS ON PUBLIC PROPERTY.

No ~~pole~~ sign shall be located on publicly-owned land, within **public street** rights-of-way, or otherwise, except ~~signs rented or owned and erected by~~ **written** permission of the City **or if located within** and adheres to the standards in the **City Center Zone**.

~~**11-4-108. MOVING TO NEW LOCATION REPEALED.**~~

~~No sign erected before the adoption of this Title shall be moved to a new location on the lot or building, or enlarged or replaced unless it complies with provisions of this Title.~~

~~**11-4-112. TRANSITION ZONING REPEALED.**~~

~~(1) Where the frontage on one side of a street between two intersecting streets is zoned partly as residential and partly as business, commercial or industrial, or where any part of the street is so zoned as to require a front yard, a front yard shall be required in the entire block equal to that required for the most restricted portion of the block. Signs located in this front yard area shall conform to the setback and projection requirements defined in this Title.~~

~~(2) Signs shall not be located or designed so as to project into a required side yard resulting from a business, commercial or manufacturing zone district abutting a residential zone.~~

11-4-113. PROHIBITED SIGNS.

The following signs are expressly prohibited by this Title:

(1) Any mobile sign located on the property or within a building or vehicle, such as an "A" frame, trailer sign or pedestal-type sign is prohibited;

(2) Any display of merchandise within ~~40~~ **20** feet of a public right-of-way **unless reviewed and approved by the West Valley City Planning Commission, where the display of merchandise shall be a minimum of 10 feet from the public right of way, or if located within and adheres to the standards in the City Center Zone; and**

(3) Signs containing or utilizing animation, **excluding electronic message sign animation**, as defined in Section 11-1-104(16) of this Title.

11-5-101. MISCELLANEOUS SIGNS.

~~(1) Property Signs:~~

- ~~(a) In all zoning districts, signs may be erected to advertise the sale, rent or lease of property upon which said signs are placed. Said signs shall be limited to one sign per street frontage, and shall not exceed an area of eight square feet in residential zones or 32 square feet in nonresidential zones. No sign permit shall be required.~~
- ~~(b) For promotional purposes, one on-site sign, not exceeding 96 square feet, may be erected in conjunction with a construction project in a commercial or manufacturing zone. All such signs shall be set back at least 10 feet from any public or private right of way, and no freestanding sign shall exceed 12 feet in height. All signs shall be removed within 30 days after final inspection of the last building in the project. Signs may utilize external lighting, but may not be internally lighted. No sign permit shall be required.~~
- ~~(c) Open House signs advertising real estate open for inspection for a prospective sale may be placed on private property with the consent of the owners, lessee or occupant. Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed eight square feet in area and shall be exempt from the permit requirements of this Title.~~

(1) Flags with permanent anchors and/or foundations may be located in all zones. Flags shall be approved by the Planning Commission through the Conditional Use process. These flags shall generally not be located within 20 feet of the front property line, unless approved otherwise by the Planning Commission.

(2) Local, State, Federal Government Flags with permanent anchors and/ or foundations may be erected in all zones. These flags shall not be located within 10 feet of the front property line, unless it is approved by the Planning Commission through the Conditional Use process. The flag should never be used for advertising purposes in any manner whatsoever. Advertising signs shall not be fastened to a staff or halyard from which the flag is flown as per United States "Flag Code" Section 36.10.176. Flags shall be displayed in accordance with the United States "Flag Code" Section 36.10.176.

(3) Newspaper and printed material stands and advertisement on bus benches and/or at bus or transit stops shall be prohibited unless a franchise agreement is entered into with West Valley City. Newspaper and printed material stands shall be limited to a maximum of one (1) stand per transit stop. Stands may have more than one paper receptacle but shall have no more than four (4) receptacles. Stands shall be located a minimum of ten (10) feet from the curb and shall not block pedestrian movement where a minimum of five feet of walkway width shall be required for pedestrians. Stands shall only be permitted at transit stops on City property, unless located within a building.

~~(4)(2)~~ On-site service signs may be erected for the purpose of facilitating or controlling the efficient or safe movement of pedestrians or vehicles on or into private property, and shall be located on the properties on which they pertain. Such signs may include incidental identification type advertising but shall not exceed 8 square feet. No sign permit shall be required.

~~(5)(3)~~ In addition to a monument sign, apartment units of five or more dwelling units may erect one wall sign on the premises to identify only the name of the apartment complex and to indicate a vacancy. Said sign shall not exceed an area of 32 square feet.

~~(4) A maximum of two development or promotional signs may be placed off-site with a maximum area of 32 square feet, and shall be set back 10 feet from the right of way of any public street and, therefore, require a letter of consent from the property owner. A minimum spacing of 50 feet shall be maintained between such signs. All of the above signs shall be removed no later than 30 days following the completion of the project.~~

(5) ~~Political signs relating to the nomination or election of any individual for public office or advocacy of any issue to be voted upon at any special or general election shall be allowed under the following conditions:~~

- ~~(a) Any such sign shall be temporary in nature and shall be removed within 15 days after the date of the election. If said signs are not removed, the City may remove said signs and charge a reasonable fee, as determined by the City Council, based on actual costs of removal for each sign requiring removal. The bill shall be sent to the appropriate candidate or political association responsible for such sign(s).~~
- ~~(b) Any such sign to be placed within a residential zone shall not exceed an area of 16 square feet.~~
- ~~(c) Such signs may be permitted in the public right of way.~~
- ~~(d) Such signs shall conform to the surface on which they are applied and no nails or other heavy fastening tools are permitted.~~
- ~~(e) Such signs may be permitted on utility poles if written permission is obtained from the appropriate utility.~~

(6) One nameplate or marker shall be allowed for each dwelling to indicate the occupant's name. Said nameplate shall not exceed two square feet in area, and may contain an occupational designation.



2 (7) On-Site Light Pole Signs shall be allowed in the General
3 Commercial (C-2), Transitional Commercial (C-3), and Manufacturing (M)
4 zones. Such signs shall not be located within 20 feet of the front property
5 line. Each light pole shall have a maximum of two banner signs. No light
6 pole shall be erected unless the primary purpose of the light pole is to
7 provide light in parking areas. A maximum of twelve (12) square feet of
8 banner signage shall be allowed per light pole. Signs shall be placed on the
9 light pole via a permanent support structure meant for the placement of a
10 sign where such signs shall hang taut. Signs shall be constructed and
11 maintained with durable materials in a professional manner.

(7) ~~The following signs, and these signs only, may be used to promote sales of homes in new subdivisions:~~

- ~~(a) For subdivisions which include five or more lots, major promotional signs, not exceeding one 64 square foot sign for each builder, may be used. The total area of all such signs shall not exceed 128 square feet. Individual phases of a subdivision shall not be considered separate subdivisions. No single sign shall exceed 64 square feet.~~
- ~~(b) Subdivisions which include five or more lots may attach one wall sign to one model home for each builder in the subdivision. This sign shall not exceed 32 square feet in area.~~
- ~~(c) One stationary open house sign may be used for each model home. Such signs may state the name of the builder, purchase terms, and/or the hours when the model will be open, among other things. This sign shall not exceed 16 square feet in area.~~
- ~~(d) Off site promotional signs may be used as specified in Section 11-5-101(4) above.~~
- ~~(e) A flag, on an individual flag pole, may be used to identify model homes. Such flag poles shall be limited to three for each street frontage up to a maximum of six flag poles per lot.~~
- ~~(f) All subdivision signs, except flag poles, shall be set back a minimum of five feet from any public or private right of way. Flag poles may be located within one foot of property lines. No freestanding sign, except flag poles, shall exceed 12 feet in height. Signs may utilize external lighting but shall not be internally~~

~~lighted. All signs shall be removed within 30 days after final inspection of the last home in the subdivision.~~

~~(g) — Mobile signs are prohibited.~~

11-5-102. TEMPORARY ON-PREMISE SIGNS.

~~Temporary signs shall conform to the following provisions:~~

~~(1) — Commercial off-premise temporary signs are prohibited.~~

~~(2) — Signs such as A frames, mobile trailer or pedestal type signs, and metal stands are prohibited. Display of merchandise within the required setbacks or in the public right of way is prohibited unless reviewed and approved by the West Valley City Planning Commission.~~

~~(3) — Banners shall not be placed in the required setback areas, and should be located on the outside building face. Although no time limit has been established for banners, it is required that they be maintained in good condition or removed. The maximum size shall be 5% of the outside building face. The maximum number allowed per business is one per frontage. Each business shall be entitled to a minimum of 20 square feet of temporary sign area.~~

~~(4) — No temporary signs, banners, bunting, etc., shall be allowed within 20 feet of any property line. Non-business oriented banners whose sole intent is to promote festivals, holidays, seasons, or other community events are excluded from the provisions of this ordinance.~~

~~(5) — Inflatable and mechanical signs such as televisions, gorillas, dinosaurs, etc., shall not be allowed in the landscaping or within 20 feet of the property line, whichever is greater. The height of the balloon or inflatable shall not exceed the distance to the closest property line or the nearest above ground utility line measured from where the item is anchored.~~

~~(6) — Streamers or pennant type streamers shall not be allowed within the required 20 foot setbacks.~~

~~(7) — In all commercial (C) zones, commercial vehicles with signs larger than four square feet shall not be parked within 40 feet of any property line adjacent to a public street. Such vehicles shall not be used as parked or stationary outdoor display signs.~~

~~(8) — Home occupation off-premise temporary signs are prohibited.~~

Temporary signs shall conform to the following provisions. Illumination is prohibited for temporary signs unless specified otherwise. Businesses shall be permitted one temporary sign every six (6) months which shall be displayed for a maximum of ninety (90) consecutive days unless specified otherwise below. A building façade shall have a maximum of 30% temporary sign coverage at any time. Temporary signs shall require a permit in the form of a sticker issued by the Planning and Zoning Department, Business Licensing, or Code Enforcement. Business owners shall be responsible for meeting all sign standards of this chapter.



(1) Banner Sign – Used to advertise for a business and does not act as the primary business sign.

- (a) **Zoning Restrictions.** B/RP, C-1, C-2, C-3, M, MXD, RB, RM.
- (b) **Setback.** Banners shall not be placed within 20 feet of the front property line, and should be located on the outside building face. Banners shall not be located on fences.
- (c) **Size.** The maximum size shall be 50 square feet of temporary sign area. Tenant spaces larger than one hundred fifty (150) linear feet may use a maximum of 10% of the front building facade.

(2) Banner Sign - Used to promote a business name as the primary business wall sign.

- (a) **Zoning Restrictions.** B/RP, C-1, C-2, C-3, M, MXD, RB, RM.
- (b) **Setback.** Where a new business is in need of temporary signage, a banner sign may be placed on the building and shall act as the primary business sign(s). Shall be located on the front elevation of the place of business.
- (c) **Size.** This temporary sign shall be limited to the wall sign sizes as permitted in the applicable zone.
- (d) **Time Limitation.** This sign may be used for a maximum of 90 days after the business has obtained a business license, or until a permanent sign is mounted on the building, whichever is less.



(3) Commercial or Manufacturing
Construction Project Signs.

- (a) **Zoning Restrictions.** Commercial and Manufacturing Zones.
- (b) **Size.** Not exceeding 96 square feet
- (c) **Lighting.** Signs may utilize external lighting, but may not be internally lighted.
- (d) **Time Limitation.** All signs shall be removed within 30 days after final inspection of the last building in the project.
- (e) **Setback.** All such signs shall be setback at least 10 feet from any public or private right-of-way.
- (f) **Height.** Freestanding signs shall not exceed 12 feet in height.
- (g) **Number.** One on-site sign per street frontage may be erected in conjunction with a construction project. Through the conditional use process, the Planning Commission may approve more than one on-site sign in the City Center Zone, on properties adjacent to a freeway, or on properties that are five acres or larger.
- (h) **Materials.** Shall not be built with paper materials, and shall be constructed in a professional manner.

AVAILABLE

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Pad for Sale**

Contact New Development Group
at 555-555-5555

(4) Development or Promotional Signs used for any new development in any zone

(a) **Zoning Restrictions.** In all zones.

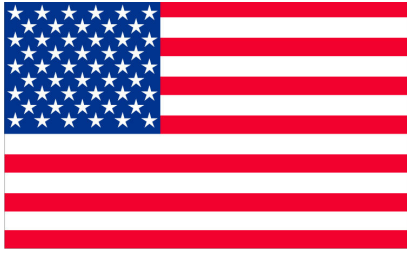
(b) **Size.** A maximum area of 32 square feet

(c) **Time Limitations.** Signs shall be removed no later than 30 days following the completion of the project.

(d) **Setback.** Signs shall be set back 10 feet from the right-of-way of any public street. In addition, a minimum spacing of 50 feet shall be maintained between such signs.

(e) **Number.** A maximum of two development or promotional signs may be placed off-site and shall require a letter of consent from the property owner.

(f) **Materials.** Shall not be built with paper materials, and shall be instructed in a professional manner.



(5) Flags that are used in allegiance to local, state, or federal government

(a) **Zoning Restrictions.** In all Zones.

(b) **Setback.** Shall not be located within 20 feet of the front property line and shall be maintained in accordance with the United States “Flag Code” regulations. Flags may be located in the park strip and/or the front yard setbacks area on National or State Holidays except during inclement weather or at night.

(c) **Number.** Maximum 3 flags per business or dwelling unit and shall be in accordance with United States “Flag Code”.

(d) **Advertisement.** The US flag shall not be used for advertising purposes in any manner whatsoever. Advertising signs shall not be fastened to a staff or halyard from which the flag is flown. As per United States “Flag Code” Section 36.10.176.

(e) **Other.** Flags shall be displayed in accordance with the United States “Flag Code” Section 36.10.176.

(1) Grand-Opening Signs

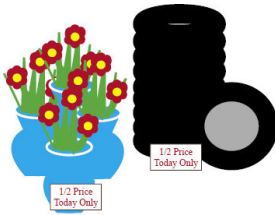
(a) **Zoning Restrictions.** In all Zones.

(b) **Setback.** Shall be located on the subject property. Shall not be located in the traffic clear-view area. Shall not block or be located on any public or private sidewalk unless located in the City Center Zone and adheres to the regulations of the City Center Zone.

(c) **Type of Signs.** Businesses may use any type of temporary sign during this period.

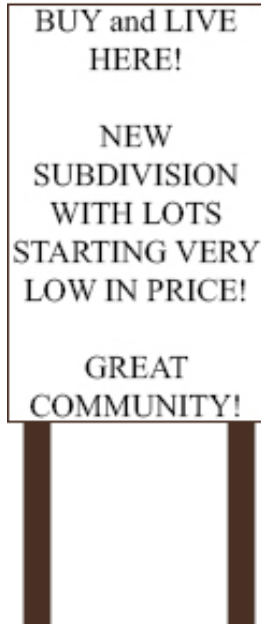
(d) **Time Limit.** Shall be displayed for a maximum of thirty (30) days from the issuance date of a business license.

(e) **Other.** The renewal of a business license, change of ownership, or change of name shall not authorize the use of Grand-Opening Signs. Only new businesses at new locations shall be allowed Grand-Opening Signs. A maximum of one Grand Opening shall be held in a business suite in a two year time period.



(7) Merchandise Display

- (a) **Zoning Restrictions.** General Commercial (C-2), Transitional Commercial (C-3), and Manufacturing (M) zones.
- (b) **Setback.** Shall not be located within 20 feet of the front property line. Shall leave a minimum of four (4) feet wide unobstructed private and public right-of-way sidewalk area for pedestrian movement. Shall not be located in parking space.
- (c) **Inclusions.** Merchandise shall include any product or good that is proposed for sale or lease; and shall include any product or good that is exhibited for the purposes of advertisement.
- (d) **Exception.** Display of merchandise within the required setbacks or in the public right-of-way is prohibited unless reviewed and approved by the West Valley City Planning Commission through Conditional Use Approval. Merchandise display in the City Center Zone may be permitted within 20 feet of the front property line and shall meet the regulations of the City Center Zone ordinance.



(8) New Subdivision and Home Sales
Signs

- (a) **Zoning Restrictions.** In all zones.
- (b) **Size.** For subdivisions which include five or more lots, major promotional signs, not exceeding one 64 square foot sign for each builder, may be used. The total area of all such signs shall not exceed 128 square feet. Individual phases of a subdivision shall not be considered separate subdivisions. No single sign shall exceed 64 square feet. Subdivisions which include five or more lots may attach one wall sign to one model home for each builder in the subdivision. This sign shall not exceed 32 square feet in area. One stationary open house sign may be used for each model home. Such signs may state the name of the builder, purchase terms, and/or the hours when the model will be open, among other things. This sign shall not exceed 16 square feet in area.
- (c) **Setback.** All subdivision signs shall be set back a minimum of five feet from any public or private right -of-way.
- (d) **Height.** No freestanding sign shall exceed 12 feet in height.
- (e) **Time Limitations.** All signs shall be removed within 30 days after final inspection of the last home in the subdivision.
- (f) **Other Regulations.** Mobile signs are prohibited. Signs may utilize external lighting but shall not be internally lighted.



(9) Open House Signs

- (a) **Zoning Restrictions.** Open House signs advertising real estate open for inspection for a prospective sale may be placed on the subject property.
- (b) **Setback.** On-Premise Open House signs shall be located a minimum of five (5) feet from the public right-of-way.
- (c) **Size.** Such signs may state the name of the person or firm sponsoring the open house. Such signs shall not exceed eight square feet in area.
- (d) **Off-Premise.** A maximum of four (4) off-premise open house signs shall be permitted per open house event. Such signs shall be displayed for a maximum of eight (8) hours in one day.

(10) Other Temporary Signs

- (a) **Setback.** Temporary signs shall not be allowed within 20 feet of the front property line.
- (b) **Other Regulations.** Non-business oriented banners whose sole intent is to promote festivals, holidays, seasons, or other community events are excluded from the provisions of this ordinance.

Vote for
Mayor

(11) **Political Signs.** Political signs relating to the nomination or election of any individual for public office or advocacy of any issue to be voted upon at any special or general election shall be allowed under the following conditions:

(a) **Zoning Restrictions.** In all zones.

(b) **Size.** Any such sign shall not exceed an area of 16 square feet.

(c) **Setback.** Such signs may be permitted in the public right-of-way but shall not obstruct any vehicular clear-view at intersections.

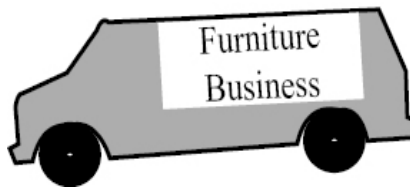
(d) **Time Limitations.** State and local political signs shall be displayed for a maximum time period of two (2) months prior to the date of election. Any such sign shall be temporary in nature and shall be removed within 15 days after the date of the election. If said signs are not removed, the City may remove said signs and charge a reasonable fee, as determined by the City Council, based on actual costs of removal for each sign requiring removal. The bill shall be sent to the appropriate candidate or political association responsible for such sign(s).

(e) **Other Regulations.** Such signs shall conform to the surface on which they are applied and no nails or other heavy fastening tools are permitted.



(12) Prohibited Temporary Signs

- (a) A-frame signs are prohibited except if located in and as regulated in the City Center Zone.
- (b) Any mobile sign located on the property or within a building or vehicle, trailer sign, metal stand, or pedestal-type sign is prohibited;
- (c) Off-premise temporary signs are prohibited except as defined in 11-102(5).
- (d) Feathers and flags used for advertising are prohibited.
- (e) Streamers or pennant-type streamers are prohibited.
- (f) Inflatable Signs including balloons are prohibited.
- (g) Any temporary sign attached to any other sign, fence, light/power pole, or structure not built and intended for support of such sign. Signs, fences, light/power poles, and structures that are intended to support temporary or permanent signs shall be reviewed through a building permit and shall adhere to sign regulations in this title.
- (h) Exceptions. Any type of sign may be used during a Grand-Opening, as defined in this Chapter.



(13) Sale, Rent, or Lease Signs

- (a) **Zoning Restrictions.** In all zoning districts, signs may be erected to advertise the sale, rent or lease of property upon which said signs are placed.
- (b) **Setback.** Signs shall be located on premise on the subject property.
- (c) **Size.** Signs shall not exceed an area of eight square feet in residential zones or 32 square feet in nonresidential zones.
- (d) **Number.** Said signs shall be limited to one sign per street frontage.

(14) Vehicle Signs

- (a) **Zoning Restrictions.** In all commercial (C) and manufacturing zones.
- (b) **Setback.** Signs on vehicles or in the back/bed of trucks shall not be parked within 40 feet of any property line adjacent to a public street.
- (c) **Size.** Applies to commercial vehicles with signs larger than four square feet.
- (d) **Other Regulations.** Such vehicles shall not be used as parked or stationary outdoor display signs.



(15) Window Signs

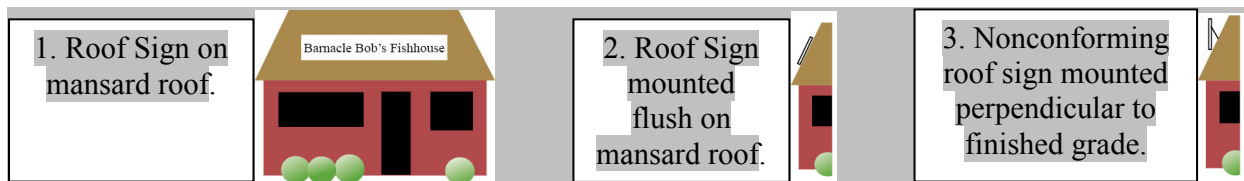
- (a) **Zoning Restrictions.** All non-residential zones.
- (b) **Size.** A maximum of 25% coverage of all windows shall be permitted for advertisement, including store hours, per business. Where paint or marker is used on the window, the area shall be measured by creating a square around the message and calculating that square footage in relation to the square footage of the window area. Where one window is completely covered in window signs, another window of equal or greater size shall be left free of any advertisement.
- (c) **Location.** Inside or outside of the business windows.
- (d) **Time Limitation.** Window signs other than store hours, address and business name and logo shall be changed a minimum of every two (2) weeks.
- (e) **Exceptions.** Windows used to meet the Commercial Design Standard Ordinance, as a design treatment, and are backed by a wall where pedestrians cannot by floor plan and building design see through the window into the business, may use murals, fogged glass, spandrel glass, and/or window treatments, but shall not utilize any additional signage or advertisements for the business in the window(s).

11-5-104. ROOF SIGNS.

In Commercial C-2 or C-3, and M zones, roof signs are permitted. Such signs must conform to the following provisions:

(1) ~~Roof signs shall be erected so as to appear as a wall sign applied to an existing penthouse which could have occurred as a part of the building and are finished in such a manner that the visual appearance from all sides is such that they appear to be a part of the building itself.~~ Roof signs shall be mounted flush, or on the same plane, as the roof. Nonconforming roof signs that are located on a mansard roof may be maintained and updated in the perpendicular position to the ground or finished grade. No new roof signs shall be approved with this standard.

Examples:



(2) ~~Roof signs shall not exceed the maximum allowable height project above the roofline of the building on within the zone in which it is located. The maximum height of roof signs from the top of a parapet of the roof of the building on which the signs are located shall be 25 percent of the height of the building.~~

(3) Roof signs shall be installed or erected in such a manner that there is no visual support structure.

(4) Animated roof signs are prohibited, excluding electronic message sign animation.

(5) Roof signs shall be limited in area on the face or façade of a building or structure. Signs shall be a maximum of 10 percent of the front first (defined as the actual first story height or 15 feet whichever is less) story face and five percent of any other first story face. Fifteen percent of the front story face may be allowed, if no pole signs are requested. Where a wall sign is present on the building or structure façade, a roof sign shall be prohibited; where a roof sign is present on the building or structure façade, a wall sign shall be prohibited.

11-6-101. RESIDENTIAL AND AGRICULTURAL DISTRICTS.

Signs in this district are subject to all general regulations set forth in this Title and to the following additional requirements:

- (1) Only the following signs are allowed in residential and agricultural districts:
 - (j) Temporary ~~on or off premise~~ signs

11-6-104. COMMERCIAL "C-2" AND "C-3" DISTRICTS.

Signs in these districts are subject to all general regulations set forth in this Title and to the following additional requirements:

- (2) These signs shall conform to the following provisions:
 - (f) All pole signs, except billboards, shall be processed as Conditional Uses and shall only be allowed on properties encompassing at least 10 acres. Interior lots may have one pole sign and one billboard subject to the provisions of this Ordinance. ~~Corner or double frontage lots / commercial complexes may choose two on premise signs (one per frontage) and one off premise sign, if so desired.~~

Section 1. Repealer. Any provision of the West Valley City Code found to be in conflict with this Ordinance is hereby repealed.

Section 2. Amendment. Title 11 of the West Valley City Municipal Code are hereby amended as follows:

Section 3. Severability. If any provision of this Ordinance is declared to be invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

Section 4. Effective Date. This Ordinance shall take effect immediately upon posting in the manner required by law.

PASSED and APPROVED this _____ day of _____, 2008.

WEST VALLEY CITY

MAYOR

ATTEST:

CITY RECORDER